

Comparison of COVID-19 Partial Purchase Options

Parameters for ALL COVID-19 Partial Purchase Options				
<ul style="list-style-type: none"> ✓ Borrower missed at least one scheduled payment under a COVID-19 forbearance. ✓ Loan is at least 30 days delinquent after the forbearance period has ended. ✓ The borrower occupies, as the borrower’s residence, the property securing the guaranteed loan. ✓ Amount of VA partial purchase must not exceed 30% of the unpaid principal balance (UPB) as of date borrower exits forbearance. ✓ Servicer prepares, and borrower executes, note and security instrument in favor of “the Secretary of Veterans Affairs, an officer of the United States”. ✓ Servicer records security instrument and submits request for VA partial purchase and executed note to VA within 120 days of date borrower exits forbearance. ✓ Servicer submits security instrument to VA within 180 days of recordation. ✓ Must bring VA-guaranteed loan current. 				
	COVID-VAPCP	COVID-19 Ref. Mod. Step A	COVID-19 Ref. Mod. Step B	COVID-19 Ref. Mod. Step C
Program Parameters:				
Loan current or less than 30 days past due on 3/1/2020	X			
Loan current or less than 120 days past due on 3/1/2020		X	X	X
Borrower’s financials are submitted for servicer review				X
Features of VA Partial Purchase:				
VA does not charge interest on VA’s loan	X	X	X	X
Repayment in full to VA immediately upon transfer of title or the refinance or the payment-in-full otherwise of the guaranteed loan	X	X	X	X
Used in conjunction with modification of VA-guaranteed loan		X	X	X
Not used with modification of VA-guaranteed loan	X			
Includes missed, monthly payments of principal and interest	X	X	X	X
Includes missed, monthly escrow payments for taxes and insurance or payments servicer made on borrower’s behalf (when no escrowing)	X	X	X	X
Includes monthly payments due within 31 days of date servicer provides note and security instrument to borrower	X	X	X	X
Includes actual amount of recording fees/taxes or other recording charges	X	X	X	X
Servicer waives unpaid late fees	X	X	X	X
May include additional amounts of unpaid principal		X	X	X
May include actual, legally chargeable, costs incurred prior to March 1, 2020		X	X	X
Arrearages over 30% UPB can be waived or capitalized into the modified loan		X	X	X
Features of Loan Modification:				
VA partial purchase plus modification achieves at least a 20% reduction in principal and interest (PI) portion of the modified monthly payment		X	X	
VA partial purchase plus modification achieves modified monthly payment that is not greater than 31% of the monthly gross household income				X
Bears a fixed interest rate		X	X	X
May extend the maturity date, up to 120 months, after the original maturity date of the loan (but not greater than 480 months)		X	X	X
No additional fees charged to the borrower in conjunction with modification		X	X	X